

**ROCKY HILL PLANNING BOARD**  
**Minutes of the March 30, 2006 Special Meeting**

Present: R. Batchelder, C. Cann, J. Hasser, G. Morren, C. Pihokken, T. Roshetar, R. Whitlock, A. Youtz, J. Yuchmow

Absent: R. Ayrey, G. Oakley

Also present: V. Bollheimer and K. Philip

**Statement Of Adequate Notice**

A notice of this meeting's date, time, place and agenda was mailed to the news media and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

**Chairperson's Announcements:** C. Pihokken stated that revised plans have been received and the applicant's engineer will be asked to speak first about the revisions. A blasting expert is present and presentation about blasting will follow the applicant's engineer.

**Open Public Comment Period:** The meeting was opened to the public. Being that there were no comments, a motion was made and seconded to close the public comment period. The vote was 9-0 in favor. Motion carried.

**Approval of Minutes:**

- 1) Minutes of January 19, 2006 – Postponed
- 2) Minutes of February 23, 2006 – Postponed

**APPLICATION REVIEW**

Rocky Hill Estates (continued from 2/23/06)  
Pulte/Schafer, Preliminary and Final Major Subdivision/Site Plan  
Princeton Avenue; Block 10, Lot 19

R. Whitlock stated that he signed a certified letter advising that he listed to the tapes from the last meeting (2/23/06) in order to qualify to vote. C. Cann stated that she read the transcript from the meeting of 2/23/06 so she could qualify to vote on this proposal.

Donald Daines, Esq., legal counsel for the applicant, asked the engineer to address the board regarding the revised subdivision layout. Mr. Moralle, engineer for the applicant, presented a revised location plan dated 3/23/06 (Exhibit A-10) and illustrative plan dated 3/17/06 (Exhibit A-11). He stated that the plan was revised after the applicant met with staff to discuss the water and sewer requirements. Exhibit A-10 shows an 18-foot wide alley behind the four buildings abutting the industrial complex which eliminates the driveways in between the buildings. Also shown is a common access drive from this development to the county park. Mr. Moralle advised that Belgian block curbing is now being proposed in place of the concrete curbing.

Mr. Daines then referred to the report from Kimball and Kimball and stated that the landscape plans will be revised to provide a buffer for each lot. Regarding the drive along the western property line serving four units, if the width is 18 feet then it is considered an alley. Duggan